

Development: Ferndale Park Co-Op
Date of Notice: 09/30/2026
Oakland County Michigan
1200 N. Telegraph Road
Pontiac, MI 48341
(248) 858-0493

NOTICE OF INTENT TO REQUEST FOR RELEASE OF FUNDS

On or about **10/13/2026** the County of Oakland will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Home Investment Partnership Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.) as amended, to undertake a project known as **Ferndale Park Co-Op** for the purpose of:

The County of Oakland intends to award up to **\$1,000,000 of HOME funds to Ferndale Park Co-Op**. **Ferndale Park Co-Op** is located at **20800 Wyoming Ave., Ferndale, MI 48220 Oakland County**. Ferndale Park Co-Op is an existing 200-unit apartment building for low-income seniors that will undergo rehabilitation. Of the 200 units, there are 190 one-bedroom units and 10 two-bedroom units. The County HOME funding will support 5 HOME-assisted units. The project scope includes renovating some units as Americans with Disabilities Act (ADA) units, reconfiguring common areas on the first floor, replacing unit appliances and cabinetry, painting, HVAC replacements throughout, safety systems improvements, new flooring in select areas, sealing and tuckpointing exterior brick, new windows and exterior doors, drywall repairs, milling and cap for the parking lot, new patios, a new generator and pad, new irrigation system around the building, and updating the landscaping.

Ferndale Park Co-Op – Ferndale/Oakland County

#200 units rehabilitation

#10 units Project Based Vouchers

#17 units HOME Assisted

#190 units Section 8 PRAC Assisted

\$12,856,170	MSHDA Permanent Mortgage
\$15,903,498	LIHTC Equity
\$1,997,578	MSHDA HOME
\$1,000,000	Oakland County HOME Loan
\$1,093,385	Income from Operations
\$2,564,178	Seller Note
\$967,581	Sponsor Loan
\$191,467	Accrued Contingent Loan Interest
\$7,700,000	Sponsor Loan from HUD 202 Capital Advance
\$25,000	GP Capital
\$691,600	Deferred Developer Fee
\$22,343,125	MSHDA Construction Loan
\$67,333,582	Approximate Total Development Cost

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act of 1969 (NEPA, 42 USC 4321) and is not required. Additional project information is contained in the Environmental Review Record on file at Oakland County Neighborhood & Housing Development Division, 1200 N Telegraph Road, Bldg., 34E, Pontiac, MI and may be examined or copied weekday's 8 A.M to 5 P.M. Please contact Peter Essenmacher of Oakland County at (248) 858-0196 for further information.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to the County of Oakland's address written above. All comments received by **10/12/2026** will be considered by the County of Oakland prior to authorizing submission of a request for release of funds. Comments should specify

which notice they are addressing.

Environmental Certification

The County of Oakland certifies to HUD that David Coulter in his capacity as County Executive consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows **Ferndale Park Limited Dividend Housing Association Limited Partnership** to use Program Funds.

Objections to Release of Funds

HUD will consider objections to its release of funds and the County of Oakland certification for a period of fifteen days following its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Oakland; (b) the County of Oakland has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the U.S. Department of Housing and Urban Development - Detroit Field Office, Keith E. Hernandez, Director, Community Planning and Development at 477 Michigan Ave, Suite 1600, Detroit, MI 48226 at DetroitCPD@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

David Coulter, County Executive, Certifying Officer
Oakland County Michigan